



Walter M. Gardner, Jr. – Mayor
Robert F. Davie, Jr. – Town Administrator

P.O. Box 281
Warrenton, NC 27589-0281
(252) 257-1122 Fax (252) 257-9219
www.warrenton.nc.gov

Historic District Commission Meeting. 8/24/20. 5:30 PM

Location: 113 S. Bragg Street.

Agenda:

- ⤴ Review/Approve Minutes
- ⤴ 432 S. Main Street COA
- ⤴ Public comment
- ⤴ 326 N. Main Street (boxwood)
- ⤴ Public comment
- ⤴ 326 N. Main Street (fencing)
- ⤴ Public comment
- ⤴ 312 Church Street
- ⤴ Public comment
- ⤴ Update on All Saint's Episcopal Church
- ⤴ Public comment



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**Historic District Commission
July 27, 2020
Minutes**

Chairman Richard Hunter called together a meeting for the Historic District Commission at 5:30 PM at the Warrenton Town Hall. Attending were Chairman Richard Hunter, Town Administrator Robert Davie, Tracy Stevenson, Michael Coffman, Anne Harris, Marsha West, and Audrey Tippet. A quorum was present.

Attending via conference call was Michelle Fockler. The audience included Melissa Green, Ken Speer, and Deborah Speer. Michael Coffman motioned to approve June minutes, which was seconded by Marsha West. The minutes were approved by unanimous vote.

501 N Main Street COA

Applicant Cosme Gregorio requests to create raised borders around trees in the front yard. One border has already been done, but Michael Coffman stated that Mr. Gregorio would be willing to remove same, if necessary. Richard Hunter and Anne Harris both stated that this type of border around the trees would kill the trees. Anne Harris motioned to deny the application, which was seconded by Michelle Fockler. The motion to deny was approved by unanimous vote.

223 S. Main COA

Applicants, Oakley and Melissa Green request to replace old tar and gravel roof with a TPO (Thermoplastic Polyolefin) roof. Richard Hunter stated that the roof would not be visible from the street. A motion to approve the COA was made by Michael Coffman and seconded by Anne Harris. The motion was approved by unanimous vote.

Other Comments

Anne Harris voiced concern over the windows continuing to be boarded up at All Saint's Episcopal Church and that no work had been done to the church in months. A motion was made by Michelle Fockler to contact the church committee and request a timeline for repairs and an update at the next meeting which was seconded by Anne Harris. The motion was approved by unanimous vote.

Anne Harris voiced concern over the safety of the building housing CC's Flowers which was damaged during the fire at the neighboring building of Milano's. The committee discussed who is responsible for inspecting/certifying building's safety and Robert Davie stated he will contact the county's inspector and see what the next steps are.

Debbie Speer voiced concern over some of the homes coming in to town on South Main Street. Windows are broken and construction equipment is housed on porches. She stated this is an eyesore to the town and wanted to know if this committee could do anything. The committee agreed that there is no minimum housing standard and they do not have the authority to take action on these issues. Mrs. Speer also stated in reference to a rental property on Halifax Street, could anything be done about the trampoline and swing set clearly visible in the yard. The committee stated that there is nothing in the guidelines to prevent these types of things in the yard.

Robert Davie pointed out that the town had received a grant of \$750,000 to rebuild and repair eight or nine houses in town, with work to begin soon.

With no other business, the meeting was adjourned.



Richard Hunter – Chairman
Staff Review

Historic District Commission
COA Application

PROPERTY ADDRESS: 432 S. Main Street

SUMMARY OF REQUEST: Remove two trees

APPLICANT/OWNER: William Miller

DETAILS OF PROPOSED WORK

Existing Conditions

Both tree's size does not allow grass to grow in that area of yard.

Applicant's Proposal

Remove a 14.6" diameter, 46" circumference Bradford pear tree and a 9" diameter, 28" circumference Magnolia tree. Property owner does not state any replacement as he would like grass to grow in that area of yard.

DISTRICT GUIDELINES

Page 10, Plantings and Site Features: A Certificate of Appropriateness is required for the removal of mature ornamentals as well as other trees over 8 inches in diameter at 4 feet off the ground

8. Replace significant plantings, including mature trees, prominent hedges, and foundation plantings, that are diseased or damaged with new plantings that are similar if not identical in species. Select replacement plantings that, when mature, will create a similar appearance and scale to the original plantings. It is not appropriate to remove a planting that contributes to the overall character of the historic district unless it is diseased or damaged.

PHOTOS

Included in packet.

STAFF FINDING OF FACTS

The guidelines ask applicant to replace significant plantings with new plantings that are similar if not identical in species. It is not appropriate to remove a planting that contributes to the overall character of the historic district unless it is diseased or damaged. Staff finds that the trees appear to be healthy in the photos provided. Staff does not recommend approval.

Walter M. Gardner, Jr.
Mayor

John Freeman
Administrator

TOWN OF WARRENTON
Historically Great - Progressively Strong
P O Box 281
Warrenton, NC 27589-0281

HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
MINOR WORK

Date: 7-23-2020

NO APPLICATION FEE

I (we) the undersigned request a minor Certificate of Appropriateness for the following plans and proposals:

Property location (street address): 432 S main St
Warrenton nc

Property owner: W^m Miller

Applicant (if different from owner): _____

Address: Same

Phone: (home): _____ (business): _____ (cell): 252 578 2976

Current use of property: Home

Describe in detail the work to be undertaken, attach photos, drawings, plans, renderings, materials, etc. to give as much information as possible on the requested project:

Goal: Enhance the lawn & grass attractiveness
Problem: Large trees do not allow enough sunlight to reach the grass and allow it to grow
Solution: Remove Bradford Pear Circumference 46" Diameter 14.6"
Remove Magnolia Circumference 28" Diameter 9"

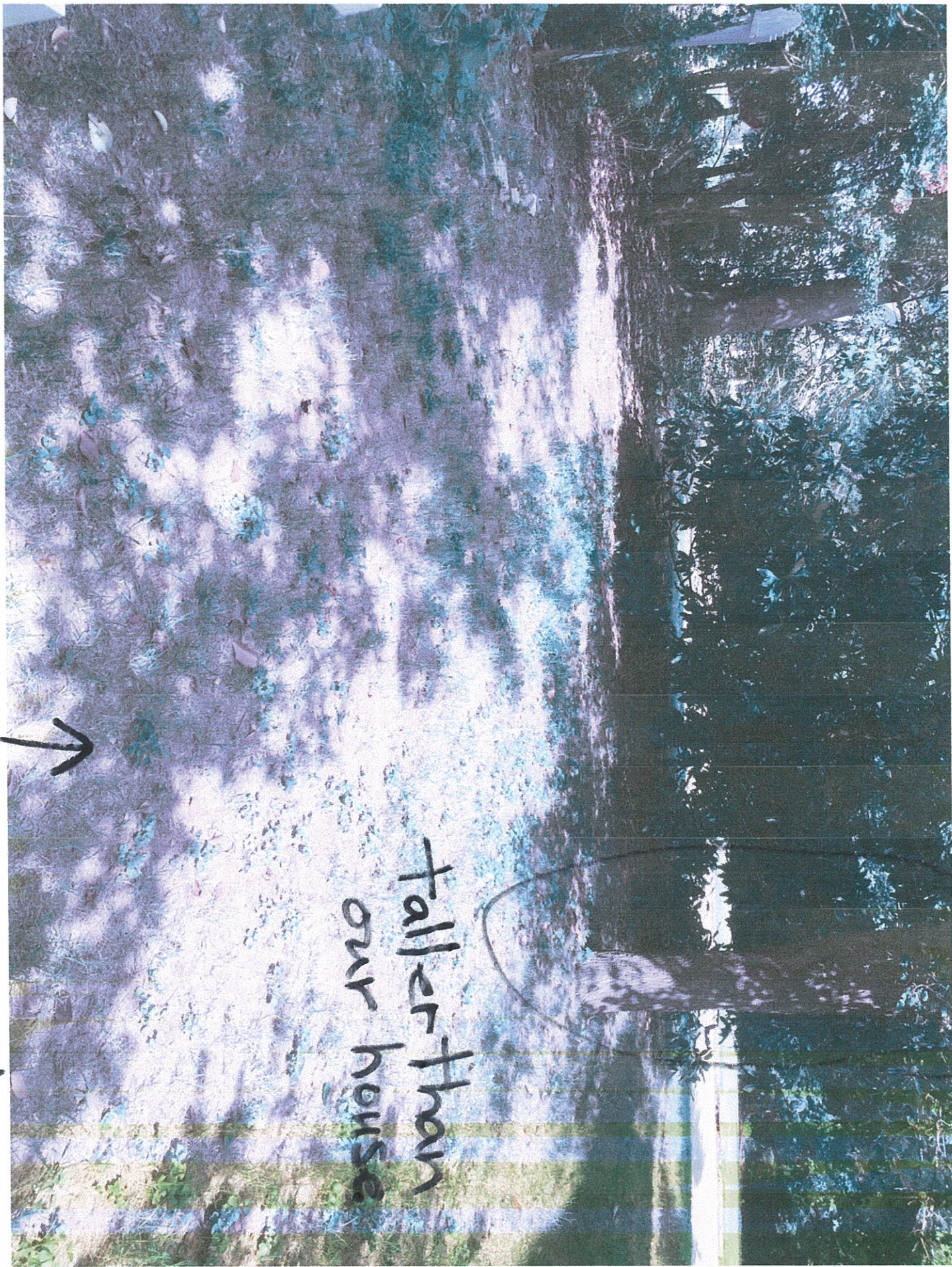
Certificates of Appropriateness are used only for the work described on the application. A copy of this information will be forwarded to the Building Inspector who is responsible for its enforcement.

Signature of Applicant: W^m H Miller Date: 7-23-2020

STAFF USE ONLY: Submission Date: _____

Received by: _____ Approved: _____ Denied: _____

Proctor
Pa



taller than
our house



No sun — No grass

Bradford Pear



Magnolia —

all overgrown for the
space



Richard Hunter – Chairman
Staff Review

Historic District Commission
COA Application

PROPERTY ADDRESS: 326 N. Main Street

SUMMARY OF REQUEST: Remove unhealthy boxwood and replace

APPLICANT/OWNER: Gary "Scott" Ivester

DETAILS OF PROPOSED WORK

Existing Conditions

Boxwood located on one side of steps in front yard is unhealthy

Applicant's Proposal

Remove unhealthy boxwood and replace with same species and plant same type of boxwood on other side of steps.

DISTRICT GUIDELINES

Plantings and Site Features

(Page 11, Item 8) – Replace significant plantings, including mature trees, prominent hedges, and foundation plantings, that are diseased or damaged with new plantings that are similar, if not identical, in species.

PHOTOS

Included in packet.

STAFF FINDING OF FACTS

The guidelines ask applicant to replace significant plantings (prominent hedges), with new planting that are similar if not identical in species. It is not appropriate to remove a planting that contributes to the overall character of the historic district unless it is diseased or damaged. Based on the photo submitted, the boxwood does appear to be unhealthy. Staff recommends approval.

Landscaping

Town of
Warrenton
NORTH CAROLINA

Walter M. Gardner, Jr. – Mayor
Robert F. Davie, Jr. – Town Administrator

P.O. Box 281
Warrenton, NC 27589-0281
(252) 257-1122 Fax (252) 257-9219

HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
MAJOR WORK

Date: 7/31/2020

APPLICATION FEE: Waived

I (we) the undersigned request a major Certificate of Appropriateness for the following plans and proposals:

Please include the following information with this application. All information must be received before an application will be considered.

Site Plan: _____ Scale Drawings: _____

Elevation Drawings: _____ Photographs: X Other: _____

Property location (street address): 326 North Main Street

Property owner: Gary Scott Ivester

Applicant (if different from owner): _____

Address: 326 North Main Street

Phone: (home): _____ (business): _____ (cell): 843-323-1852

EXISTING CONDITIONS:

Current use of property: Residential

Description of Property/Structure (historic significance, architectural style, date of construction and general history:

Green Polk House - Circa 1850

(Use additional sheets as necessary. Include photographs showing present state of the property.)

PROPOSED ACTION: I (We) hereby apply for the Certificate of Appropriateness required by the laws of North Carolina and Ordinances of the Town of Warrenton for the proposed work as described below (please check):

Major Maintenance/Repair: _____ Restoration: _____ Signage: _____

Major Alterations/Remodeling: _____ Demolition: _____ Moving: _____

Landscape alterations (incl. large tree cutting): X Other: _____

Describe in detail the work proposed: Remove unhealthy boxwoods
on front of house. Replace with healthy
specimens of same species. Nothing is planted
on other side of steps. Would like to plant
semetrically on each side of steps for
balance.

This application will be considered only after it is complete, with all necessary attachments. Applications must be filed at Town Hall by the first Thursday of each month for consideration at the monthly meeting of the Historic District Commission. A subcommittee of the Historic District Commission may meet informally with an applicant. A public hearing may be held. Formal action to either issue or deny a COA will be within a reasonable time not to exceed 180 days.

It is mandatory that the Applicant or his/her representative be present at the Historic District Commission meeting during which an Application for Major Work is reviewed. Contractors may accompany or even represent the Applicant, and may assist with the preparation of the Application. A contractor's proposal is a helpful attachment to an Application. If the Application is approved, the Town Administrator will issue a Certificate of Appropriateness clearly describing the nature of the approved work. If requested, the Secretary will mail a copy of the minutes of the meeting at which approval was granted. The COA and zoning permit will be transmitted to the property owner and must be displayed on the project. No work may commence prior to receiving this COA and zoning permit from the Town of Warrenton. A copy of this information will be forwarded to the Warren County Code Enforcement Officer (Building Inspector) who is responsible for its enforcement.

After approval and issuance of a COA, a member of the Historic District Commission may be assigned personally to your project and will follow its progress to completion. This member will determine that work done is in accordance with that approved, and will be available to assist the applicant should the need for changes arise. Access to the exterior of the construction site shall be offered to the Historic District Commission member when requested.

Certificates of Appropriateness are to be used only for the work described on this Application. NOTE—ANY CHANGES OR ADDITIONS TO THE WORK DESCRIBED IN THE APPLICATION MUST BE RESUBMITTED TO THE TOWN ADMINISTRATOR FOR POSSIBLE RECONSIDERATION BY THE HISTORIC DISTRICT COMMISSION.

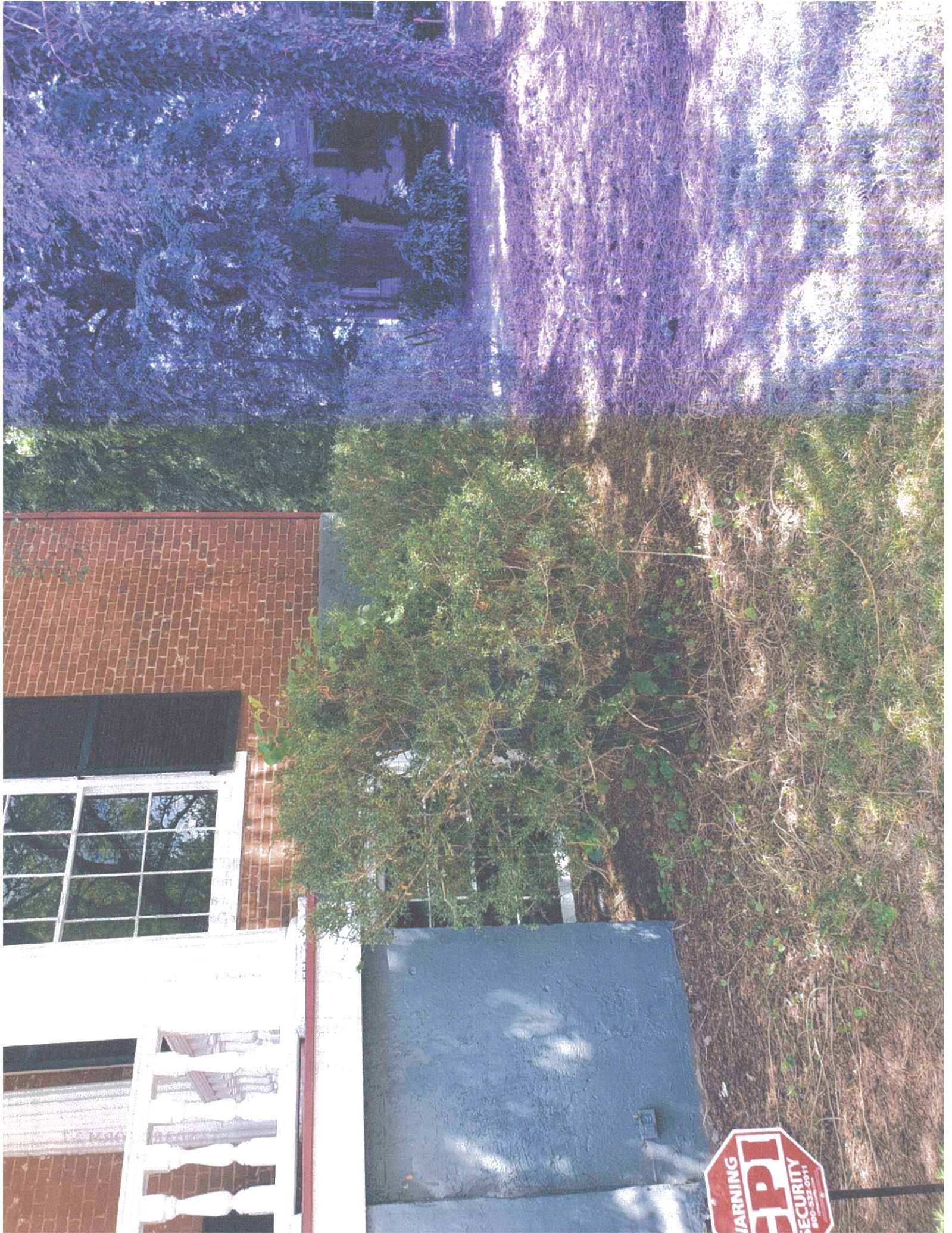
Work must be started within one (1) year of the issuance of the COA

Signature of Applicant: Cary Scott Swenter Date: 7/31/2020

STAFF USE ONLY: Submission Date: _____ Received by: _____

Public hearing date (if required): _____

Application fee of \$50 received: _____ COA Approved: _____ Denied: _____



Richard Hunter – Chairman
Staff Review

Historic District Commission
COA Application

PROPERTY ADDRESS: 326 N. Main Street

SUMMARY OF REQUEST: Install fencing and clear fence line

APPLICANT/OWNER: Gary “Scott” Ivester

DETAILS OF PROPOSED WORK

Existing Conditions

No fence exists

Applicant’s Proposal

Install six foot ornamental steel fence around backyard and four ten foot wide gates as shown in amended drawing. Remove hedges on left side of house in order to install fence. Remove one tree on right side of house.

DISTRICT GUIDELINES

Fences and Walls

(Page 21, Item 7) – Introduce compatible new fences with care so that the overall historic character of the site and district is not compromised or diminished. The location and configuration of new fences must be consistent with the character of the building and site. Construct new fences in traditional materials and in designs that are compatible in configuration, scale, height, materials, and detail with district.

(Page 21, Item 8) – Introduce contemporary utilitarian fences and walls, if necessary, only in rear or rear side yards and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.

(Page 22) – Fences may be up to six feet in height along rear property lines and rear side yards.

Town of Warrenton – Code of Ordinances

(Chapter 151, Item 1) – No fence more than four feet in height, nor retaining wall which is more than 75% solid may be placed in any front yard, including along the side lot line to the front of any principal building, unless approved by Board of Commissioners

(Chapter 151, Item 5) – No fence shall impede vision as regulated in 151.023;

PHOTOS

Included in packet.

STAFF FINDING OF FACTS

Based on the amended drawing and the HDC district guidelines and Town of Warrenton Code of Ordinances have been met, staff recommends approval for installing fence in the rear yard.

The tree to be removed appears to be less than 8" in diameter, therefore, no COA is required.

Gate



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HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
MAJOR WORK

Date: 7/31/2020

APPLICATION FEE: Waived

I (we) the undersigned request a major Certificate of Appropriateness for the following plans and proposals:

Please include the following information with this application. All information must be received before an application will be considered.

Site Plan: X Scale Drawings: X

Elevation Drawings: _____ Photographs: X Other: _____

Property location (street address): 326 North Main Street Warrenton, NC. 27589

The Green Polk House

Property owner: Gary "Scott" Ivester

Applicant (if different from owner): _____

Address: 326 North Main Street Warrenton, NC. 27589

Phone: (home): _____ (business): _____ (cell): 843-323-1852

EXISTING CONDITIONS:

Current use of property: Primary Residence

Description of Property/Structure (historic significance, architectural style, date of construction and general history:

The Green Polk House - Greek Revival

Circa 1850

(Use additional sheets as necessary. Include photographs showing present state of the property.)

PROPOSED ACTION: I (We) hereby apply for the Certificate of Appropriateness required by the laws of North Carolina and Ordinances of the Town of Warrenton for the proposed work as described below (please check):

Major Maintenance/Repair: _____ Restoration: _____ Signage: _____

Major Alterations/Remodeling: _____ Demolition: _____ Moving: _____

Landscape alterations (incl. large tree cutting): X Other: X

Describe in detail the work proposed: Six foot ornamental steel fence around backyard. Four ten foot wide gates as shown in included drawing. Two gates in the front fence, one in the left fence (at the rear) and one in right rear fence. Four foot fence along each side of front yard. \$30,000.00 investment in order to maintain aesthetics. I have included a copy of the fencing options. We have chosen the Embassy. We also seek permission to remove the hedges on the left side (North side) of house in order to install the fence. The hedges create a blind spot when pulling out into street and interfere with the opening of car doors as the drive is narrow. We will also need permission to clean up the property line on right side (South side) of house in order to install the fence. There are three trees on the line of fencing. We will have fencing installed up to one side of the tree and then pick up with fencing on the other side of tree.

This application will be considered only after it is complete, with all necessary attachments. Applications must be filed at Town Hall by the first Thursday of each month for consideration at the monthly meeting of the Historic District Commission. A subcommittee of the Historic District Commission may meet informally with an applicant. A public hearing may be held. Formal action to either issue or deny a COA will be within a reasonable time not to exceed 180 days.

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After approval and issuance of a COA, a member of the Historic District Commission may be assigned personally to your project and will follow its progress to completion. This member will determine that work done is in accordance with that approved, and will be available to assist the applicant should the need for changes arise. Access to the exterior of the construction site shall be offered to the Historic District Commission member when requested.

Certificates of Appropriateness are to be used only for the work described on this Application. NOTE—ANY CHANGES OR ADDITIONS TO THE WORK DESCRIBED IN THE APPLICATION MUST BE RESUBMITTED TO THE TOWN ADMINISTRATOR FOR POSSIBLE RECONSIDERATION BY THE HISTORIC DISTRICT COMMISSION.

Work must be started within one (1) year of the issuance of the COA

Signature of Applicant: Gary Scott Auster Date: 7/31/2020

STAFF USE ONLY: Submission Date: _____ Received by: _____

Public hearing date (if required): _____

Application fee of \$50 received: _____ COA Approved: _____ Denied: _____



Celebrating over 71 Years!



5482 Dortches Blvd.
Rocky Mount, NC 27804
Phone: 252-977-1818
Fax: 252-977-7663

CHAIN LINK • WOOD • ORNAMENTAL • PVC • ACCESS CONTROL • CUSTOM FABRICATION

Proposal Submitted To:	Date	Bid #
Ivester, Gary	07/20/2020	RMRM13691
Attn: Gary Ivester	Job Name	
scott.ivester@brillinc.com	Rod Iron	
Street :	Job Location	
3026 N. Main St.	326 N. Main St., Warrenton, NC	
City, State, and Zip Code	Fax Number	Job Phone
Warrenton, NC 27589	--	843-323-1852

We hereby propose the following work:

Page 1 Of 2

Proposal #1 (Revised Copy 07/29/2020)

Furnishing and installing approximately 695 linear feet of 6'H black routed residential grade 3-rail spear point "Embassy" ornamental aluminum fence with a 3-13/16" spacing between pickets and four 10'W X 6'H double drive swing gates. Also installing approximately 74 linear feet of 4'H black routed residential grade 3-rail spear point "Embassy" ornamental aluminum fence with a 3-13/16 spacing between pickets down both sides of the front yard area.

Pricing includes material, labor and concrete around all post.

Total: \$36,081.00

Note: Fence line must be clear before installation can begin and homeowner is responsible for knowing where property lines are located.

Initial:

Continued on Page 2

Thank you for considering Seegars Fence Company for your fencing needs. We appreciate this opportunity. In order to expedite this project, we would like to make you aware of a few very important details:

1. Underground Wires and Public Utilities:

Seegars Fence Company will call underground locators for you. The locators generally mark all public utilities. If you have any "private" undergrounds you must inform our installers prior to digging. "Private" undergrounds include but are not limited to cables running to pools, satellite disks, storage buildings, sprinkler systems, wells, septic tanks, propane tanks and gas lines, etc. Hopefully, this will prevent needless repair bills for you.

2. Property Lines:

It is very important to have your property lines clearly marked. Our experience has taught us that it is not wise for you to guess about your property lines. If you have ANY doubt, we suggest that you employ a surveyor. It is normal practice for Seegars Fence Company to install your fence anywhere between 6 to 8 inches inside of your property line to avoid property disputes. If you the customer would like fence installed any closer than that it will be the responsibility of the property owner to show us where you would like the fence installed. **Note: If any fence has to be re-located due to property line disputes it will be the responsibility of the property owner to pay to have the fence re-located.** Your approval for fence location will be required.

3. Clearing Fence Lines:

Fence lines should be clear of all obstructions and debris prior to our arrival unless you have discussed removal with your Estimator/Project Manager. Extra charges may apply if we are required to clean your fence lines in order to install your fence.

4. Rock or Buried Obstacles:

Unless discussed with you by your Estimator/ Project Manager, your fence price does not include drilling/digging through rock or any other material that may require heavy equipment. When such obstacles are encountered, it may be necessary to adjust your fence layout or post spacing.

5. Restrictions and Permits:

Some areas we service have special restrictions related to fencing and also require permits in order to install a fence. In most cases these restrictions and permits are required within a city's planning and zoning area. For instance, most cities limit the height of your fence to four feet tall in your front yard and six feet elsewhere. It is your responsibility to contact your zoning officer to see if you must obtain a permit or if any special restrictions may apply. If you live in a subdivision it is your responsibility to learn of any covenants.

6. Construction:

Fences are usually graded to the overall contour of the job site. Sharp hills or dips may result in the fence being on the ground, in the ground, and sometimes above the ground. Gates in sloping areas may cause some opening under them. Please discuss ANY possible concerns with your Estimator/ Project Manager in advance.

7. Wood Fencing:

Any treated wood is subject to some degree of warpage, splitting, and cracking following installation. Inasmuch as we have no control over the above, the extent of our warranty concerning warpage, splitting, and cracking is to provide replacement boards or posts to you the customer. Our warranty does not include providing labor to replace such except those identified within 10 days following our final day of installation.

In submitting this proposal, it is assumed that there is no underlying ROCK or concrete on the property which will necessitate drilling or blasting, or any other unusual conditions involving extra labor in the erection of this fence and that the fence right of way will be marked by the owner or general contractor and will be clear, graded, and ready to receive the fence. If any of the above conditions are encountered, or any additions or changes are made by the customer, additional charges will be made at current market prices. It shall be the responsibility of the owner to advise workers of the location of any underground cables, lines, etc. If such are not marked properly, the owner assumes responsibility for them. Should an account not be paid as agreed, any cost of collection including interest and attorney's fees, etc. shall be paid by the customer.

Payment to be made as follows:

50% Deposit Balance Due Upon Completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to industry practices. Any alteration or deviation from above specifications involving extra costs, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation and General Liability Insurance.

Acceptance of Proposal—By signing this proposal, you will be entering into a contract with Seegars Fence Company, Incorporated of Rocky Mount. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If proposal is submitted to a tenant of rental property, then the tenant represents that they are the authorized agent for the owner for the purposes of the contracted improvements to real property and is duly authorized to sign this contract. To Accept this proposal, please provide your initials at the bottom of Page 1 and sign/date

Proposed
By:

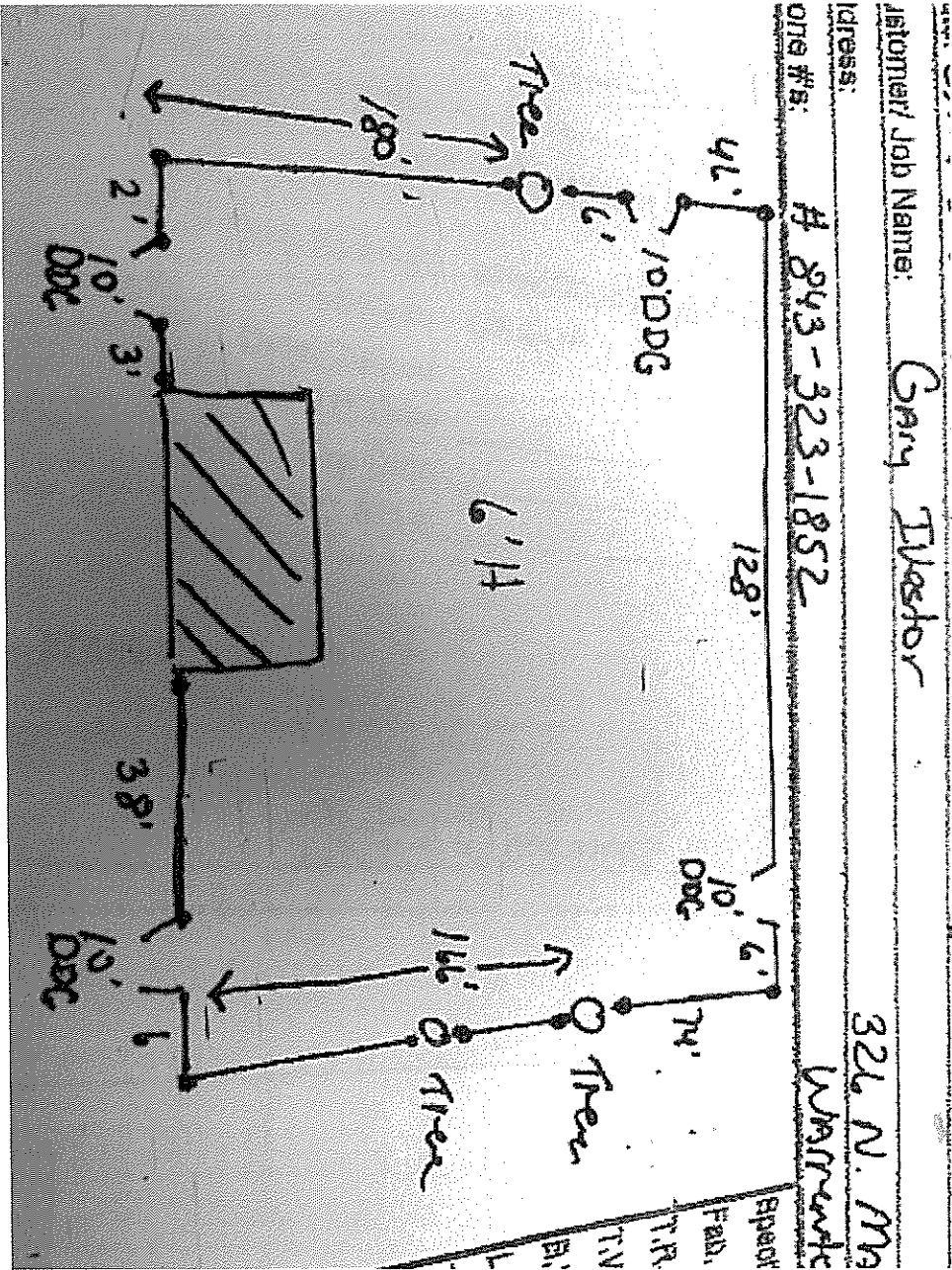
Craig Powell

Customer
Acceptance:

Gary Scott Swenter

Date: *7/31/2020*

Note: This proposal may be withdrawn if not accepted within 10 days



REPRESENTS SIX FOOT FENCE
- REPRESENTS FOUR FOOT FENCE

STORAGE
BUILDING

10" WIDE GATE

REAR DRIVE

10 FOOT WIDE GATE

PATIO

REAR ROOF

FRONT ROOF

COVERED
PORCH

10 FOOT WIDE GATE

PROPERTY
OF
HERMINA & HAROLD
SALMON

4 Foot Fence

PROPERTY
OF
ROBERT DAVIE

4 Foot Fence

SIX FOOT FENCE

GRASS

SIDEWALK

GRASS

GRASS

NORTH MAIN STREET



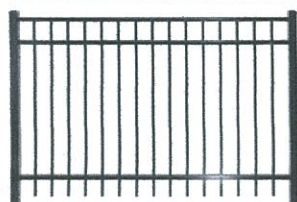
Ornamental Fencing Options

The word "ornamental" suggests attractiveness and elegance. At Seegars, we recognize that many customers choose aluminum ornamental fencing because of its ability to enhance a property's appearance while providing a distinguished sense of security. Whether you wish to add a striking enclosure around your estate, a cordoned area for decorative landscape or an eye-catching barrier for a pool, an aluminum ornamental fence is the perfect alternative. The *Seegars Private Label Collection* of ornamental aluminum fences pays homage to the time-honored beauty of metal work without the expense or maintenance required of other traditional containment systems. A wide range of Seegars Private Label ornamental aluminum fence styles and colors are available to suit your individual needs. What's more, additional customization is accomplished by adding rails, rings, scrolls and finials. Best of all, Seegars Private Label ornamental aluminum fences are maintenance-free and carry a limited lifetime warranty.

Through our partnership with Ultra Aluminum Manufacturing, we present to you the Seegars Private Label Collection. This is the finest ornamental aluminum fence system available. Combining over 75 years of experience in the fence manufacturing and installation business we are able to provide our customers with a buying experience that will be unmatched in quality and service. Our staff of expert professionals can help you find the right style of Seegars Private Label ornamental aluminum fence while keeping your discriminating tastes and budget in mind. Contact one of our company's professionals to request a free quote on having an ornamental aluminum fence installed on your property today!

Since 1949
SEEGARS[®]
FENCE COMPANY
Demand the Best

**LIFETIME
WARRANTY**



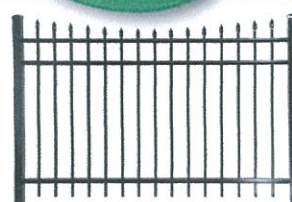
Old Raleigh



Chesapeake



Blue Ridge



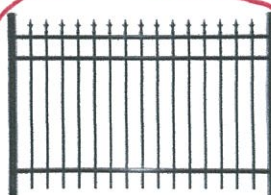
Low Country



Biltmore



Hatteras



Embassy



Lockable Magnetic Latch

Post Cap Options

Ball Post Cap



Standard Post Cap



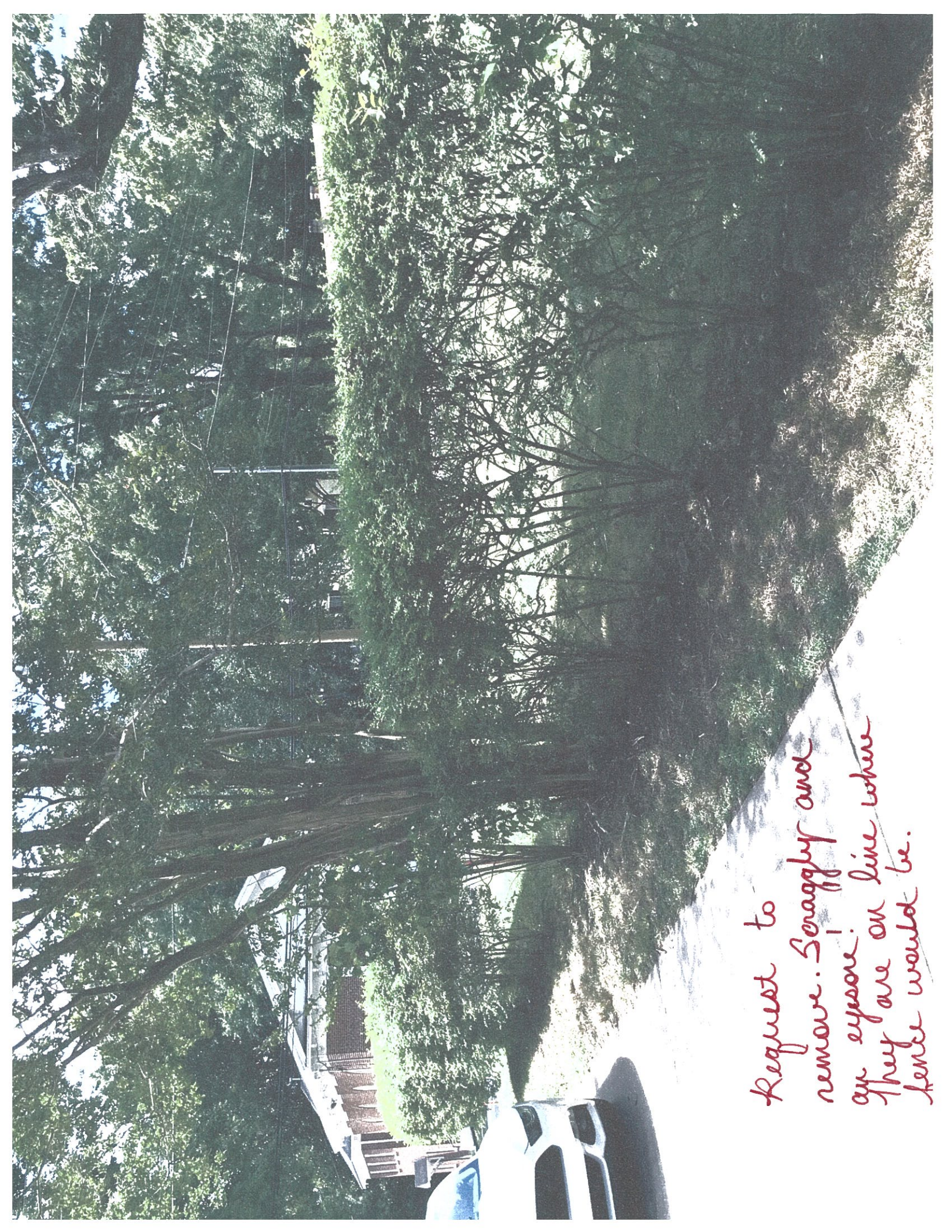
Lockable Magnetic Pool Latch

www.SeegarsFence.com • 1-888-SEEGARS (1-888-733-4277)

Demand the Best



Request
to
Remove



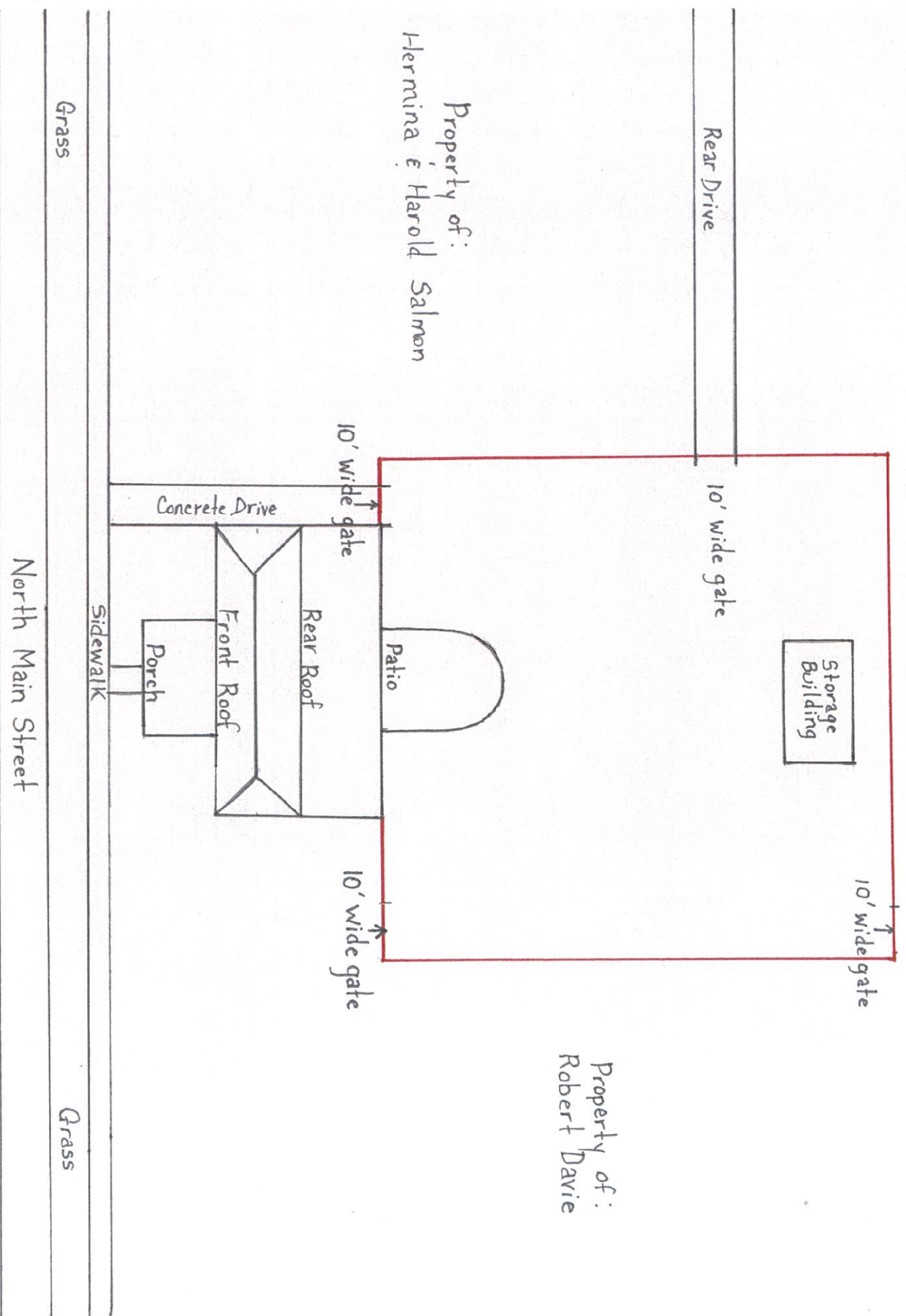
Request to
remove. Scraggly and
an eyesore!
They are on line where
fence would be.

*** AMENDED
DRAWING**

Red represents proposed fence line

Property of:
Hermína & Harold Salmon

Property of:
Robert Davie





Richard Hunter – Chairman
Staff Review

Historic District Commission
COA Application

PROPERTY ADDRESS: 312 Church Street

SUMMARY OF REQUEST: Replace siding on existing structure at rear of property

APPLICANT/OWNER: Michael Lilly

DETAILS OF PROPOSED WORK

Existing Conditions

Tool shed to the rear of property

Applicant's Proposal

Replace siding on existing structure at rear of property

DISTRICT GUIDELINES

Garages and Accessory Structures

(Page 15, Item 2) – Retain and preserve the historic features, materials, details, and finishes of historic garages and accessory buildings – including their overall form, roof, foundations, siding or masonry walls, windows, doors, and trim work.

(Page 14) – If needed, prefabricated, utilitarian storage sheds may be considered for rear yard locations that are not visible from the street.

(Page 14) - Storage buildings should be painted in colors that are compatible with the main house.

PHOTOS

Included in packet.

STAFF FINDING OF FACTS

Based on the existing structure's location in the rear of the property, staff would recommend approval with the use of treated wood instead of hardi-plank that would be consistent with the guidelines.

Walter M. Gardner, Jr.
Mayor

John Freeman
Administrator

TOWN OF WARRENTON
Historically Great - Progressively Strong
P.O. Box 281
Warrenton, OR 97146-0281

**HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
MAJOR WORK**

Date 8/13/2020 APPLICATION FEE: \$50

I (we) the undersigned request a major Certificate of Appropriateness for the following plans and proposals:

Please include the following information with this application. All information must be received before an application will be considered.

\$50 Application Fee _____ Site Plan _____ Scale Drawings _____

Elevation Drawings _____ Photographs ☒ Other _____

Property location (street address): 312 Church Street

Property owner: Michael Lilly

Applicant (if different from owner): _____

Address: 307 Church Street, Warrenton, OR 97146

Phone (home): _____ (business): _____ (cell): 919-982-2713

EXISTING CONDITIONS:

Current use of property: Teal shed to the rear of property

Description of Property/Structure (historic significance, architectural style, date of construction and general history):

Roughly 20 x 20 building constructed mid 30's
Served as Mr. Davis Teal Room Site to the
Rear of property

(Use additional sheets as necessary. Include photographs showing present state of the property.)

PROPOSED ACTION: I (We) hereby apply for the Certificate of Appropriateness required by the laws of North Carolina and Ordinances of the Town of Warrenton for the proposed work as described below (please check):

Major Maintenance/Repair: ☒ Restoration: ☐ Signage: ☐
Major Alterations/Remodeling: ☐ Demolition: ☐ Moving: ☐
Landscape alterations (incl. large tree cutting): ☐ Other: ☐

Describe in detail the work proposed:

Wanting to replace siding with siding that matches the house - a beaded clapboard. I know the house has historically had beaded clapboard because you can see it where add on rooms have been built to the house. Interestingly, the house seems to have always been yellow. I want to use Hardi Plank 8.25" Beaded Lap siding which matches siding from the house. See pictures.

(use additional sheets as necessary)

This application will be considered only after it is complete, with all necessary attachments. Applications must be filed at Town Hall by the first Thursday of each month for consideration at the monthly meeting of the Historic District Commission. A subcommittee of the Historic District Commission may meet informally with an applicant. A public hearing may be held. Formal action to either issue or deny a COA will be within a reasonable time not to exceed 180 days.

It is mandatory that the Applicant or his/her representative be present at the Historic District Commission meeting during which an Application for Major Work is reviewed. Contractors may accompany or even represent the Applicant, and may assist with the preparation of the Application. A contractor's proposal is a helpful attachment to an Application.

If the Application is approved, the Chairman of the Historic District Commission will issue a Certificate of Appropriateness clearly describing the nature of the approved work. If requested, the Secretary will mail a copy of the minutes of the meeting at which approval was granted. The COA and zoning permit will be forwarded to the property owner and must be displayed on the project. A copy of this information will be forwarded to the Warren County Code Enforcement Officer (Building Inspector) who is responsible for its enforcement.

After approval and issuance of a COA, a member of the Historic District Commission may be assigned personally to your project and will follow its progress to completion. This member will determine that work done is in accordance with that approved, and will be available to assist the applicant should the need for changes arise. Access to the exterior of the construction site shall be offered to the Historic District Commission member when requested.

Certificates of Appropriateness are to be used only for the work described on this Application. NOTE—ANY CHANGES OR ADDITIONS TO THE WORK DESCRIBED IN THE APPLICATION MUST BE RESUBMITTED TO THE TOWN ADMINISTRATOR FOR POSSIBLE RECONSIDERATION BY THE HISTORIC DISTRICT COMMISSION.

Work must be started within one (1) year of the issuance of the COA.

Signature of Applicant Michael Date 8/12/2020

STAFF USE ONLY: Submission Date: _____	Received by: _____
Public hearing date (if required): _____	
Application fee of \$50 received: _____	COA Approved Denied

